



Town of Stonington Planning and Zoning Commission

COMMISSIONERS

David Rathbun
Chair

Gardner Young
Vice Chair

Ben Philbrick
Secretary

Lynn Conway
Member

Fred Deichmann
Member

Peter Chomowicz
Alternate

Ryan Deasy
Alternate

Charles Sheehan
Alternate

Agenda items are on file for
public review in the
Stonington Department of
Planning
152 Elm Street
Stonington
860.535.5095
dop@stonington-ct.gov

Stonington Middle School is
wheelchair accessible. If you
plan to attend this public
meeting and you have a
disability which requires
special arrangements, please
call 860.535.5095 at least 24
hours in advance. Reasonable
accommodations will be made
to assist your needs.

AGENDA

Special Meeting

January 7, 2020 - 7:00pm
Stonington Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Ryan Deasy
 - Peter Chomowicz (seated 10/1/19)
 - Charles Sheehan (seated 12/17/19)
3. Minutes:
 - #1649, December 17, 2019
4. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
5. Correspondence:
 - A. Town of Groton proposed regulation Amendment to modify the minimum lot area per dwelling unit in the Mystic Downtown District (MDD).
6. Old Business:
7. Public Hearing(s):
 - A. **PZ1929SUP & CAM D. W. Kasper & ERH Group, LLC (Coastal Wealth Mngmnt)** – Special Use Permit & Coastal Area Management Review applications to permit the demolition of 2 existing buildings and construction of a 9900± SF, 2-story mixed-use building with associated site improvements. Property located at 1 Allen St. & 54-56 Williams Ave., Mystic. Assessor's Map 161 Block 18 Lots 9 & 10 Zone LS-5. *PH continued from 12/17/19.*
 - B. **PZ1928ZC & SPA J&H Hospitality (CME Assoc.)** - Zone Change Map Amendment and Site Plan applications for a zone change to Neighborhood Development District (NDD), and construction of two new hotels, adding a total of 217 new hotel rooms in two buildings totaling 142,170 SF. Property located at 6 Coogan Blvd. & Village Farm Rd. / Clara Drive., Mystic. Assessor's Map 164 Block 4 Lot 4 & Map 171 Block 2 Lot 1. Zone TC-80.

RECEIVED FOR RECORD
STONINGTON, CT
20 JAN - 3 PM 2:31
CYNTHIA LADWIG
TOWN CLERK

MEETING PROCEDURES

PUBLIC HEARINGS

Public hearings are an opportunity for public participation during the review of a development proposal.

Applicants will make an initial presentation. The public can then speak "in favor," "in opposition," or under "general comments." A signup sheet is located at the main entrance. Participants are not required to sign up, however, the list will be used to organize the order of interested speakers.

Any questions will be addressed as part of the applicant's rebuttal. Once a public hearing has been closed, neither the applicant nor the public can participate in the proceedings.

NEW SUBMITTALS

No action will be taken on these items. New submittals require routing to other town agencies, and in some instances will be scheduled for a public hearing at a later date.

8. Future Public Hearings:

- A. **PZ1930SUP & CAM AG Trust, LLC (M. Comeau)** - Special Use Permit & Coastal Area Management Review applications for modifications to approved applications for a 10,000± building. Modifications include addition of dormers, change to proposed building uses (medical & wellness), & an onsite ISDS. Property located at Harry Austin Dr. & Masons Island Rd., Mystic. Assessor's Map 160 Block 4 Lot 4. Zone M-1. *PH rescheduled to 3/17/20.*
- B. **PZ1931SUP Eckersley, LLC (Precious Memories Place, Inc.)** – Special Use Permit (SUP) application for modification of previously approved SUP. Modifications include: the addition of 3 more students for a total of 123, addition of 1 new parking space, enclosure of 60 SF deck for classroom expansion, and enclosure of existing Bilco steps (60 SF). Property located at 168 Greenmanville Ave., Mystic. Assessor's Map 172 Block 2 Lot 4. Zones RA-40 & RM-15. *PH Scheduled for 1/21/20.*